

Hadlock Street and Alley Vacation

City of El Paso — City Plan Commission — 9/6/2018

SURW18-00001 Street and Alley Vacation



STAFF CONTACT: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

PROPERTY OWNER: El Paso Independent School District

REPRESENTATIVE: SLI Engineering, Inc

LOCATION: South of Alameda & West of Reynolds, District 8

ACREAGE: 0.6464

VESTED: N/A

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST: N/A

RELATED APPLICATIONS: N/A

PUBLIC INPUT: No opposition

STAFF RECOMMENDATION: Approval with condition

SUMMARY OF REQUEST: The applicant is requesting to vacate 0.2566 acres of Fullan right-of-way and two portions of an 18' public alley located within Block A. The applicant, El Paso Independent School District, proposes to vacate a portion of Fullan Street to use it as parking lot and the alley for improvements for the existing school. Fullan Street does have street improvements while the alley does not. In addition, the applicant will coordinate with the different utility companies to dedicate/reserve easements by separate instrument.

SUMMARY OF RECOMMENDATION: Planning staff recommends **approval** of Hadlock Street and Alley Vacation subject to the following condition and requirement:

- That the applicant continues coordination with the different utility companies and that the applicant dedicates/reserves easements by separate instrument to El Paso Electric Company, Texas Gas Company and El Paso Water prior to City Council hearings.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G2, Traditional Neighborhood (Walkable)

NEIGHBORHOOD CHARACTER: Subject property is zoned SCZ (Smart Code). Properties adjacent to and surrounding the subject property are also zoned SCZ. The nearest park is Washington (0.30 miles). The proposed Vacation is within Jefferson High. The property is not located within an Impact Service Fee area.

COMMENT FROM THE PUBLIC: Notice of a Public Hearing was published in the El Paso Times on July 18, 2018 and August 21, 2018. In addition, a notice was mailed to all property owners within 300 feet of the subject property. The Planning Division did receive two phone calls inquiring about the vacation.

STAFF COMMENTS:

Planning staff recommends **approval** of Hadlock Street and Alley Vacation subject to the following condition and requirement:

- That the applicant continues coordination with the utility companies and that the applicant dedicates/reserves easements by separate instrument to El Paso Electric Company, Texas Gas Company and El Paso Water prior to City Council hearings.

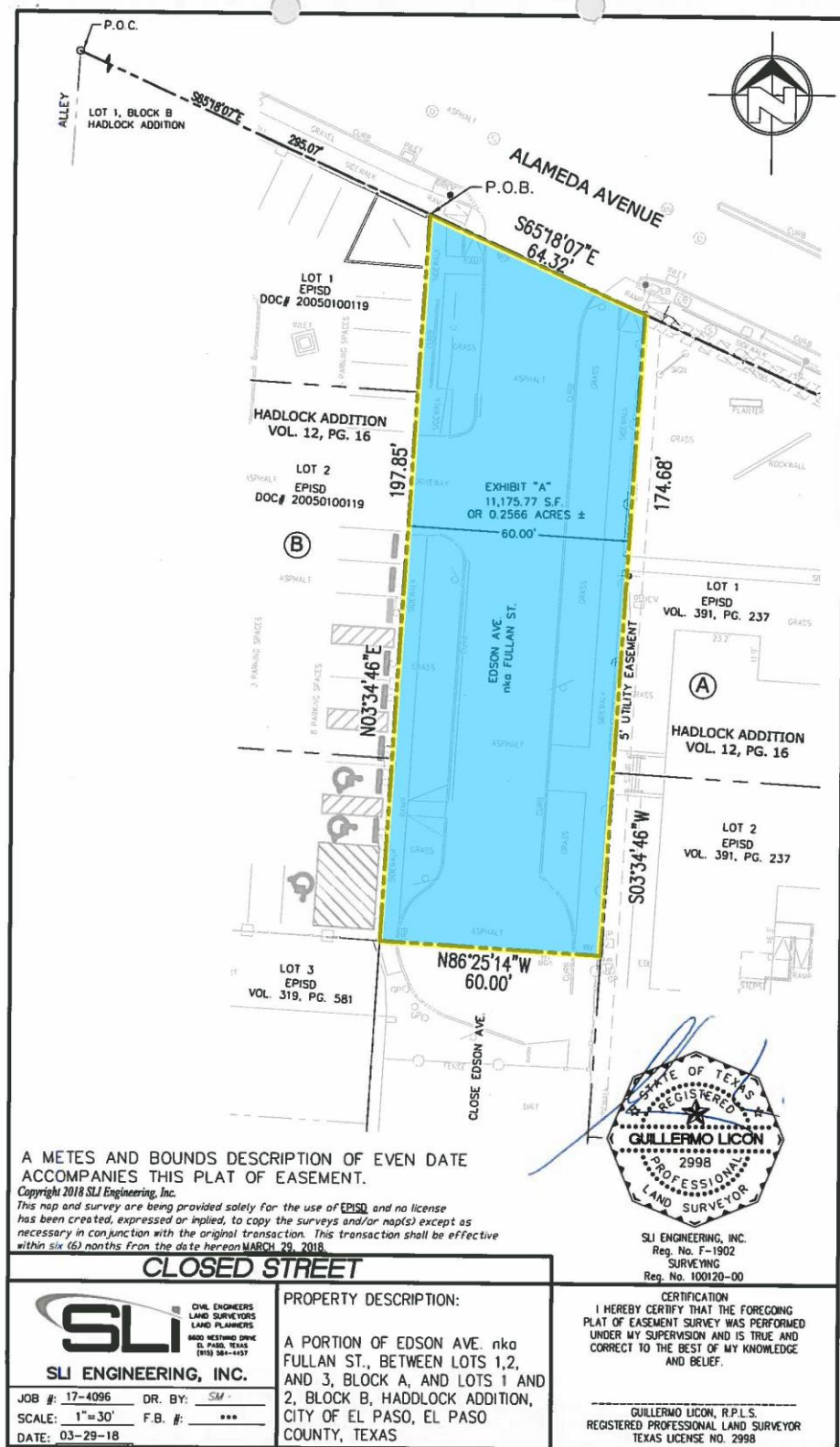
PLAT EXPIRATION:

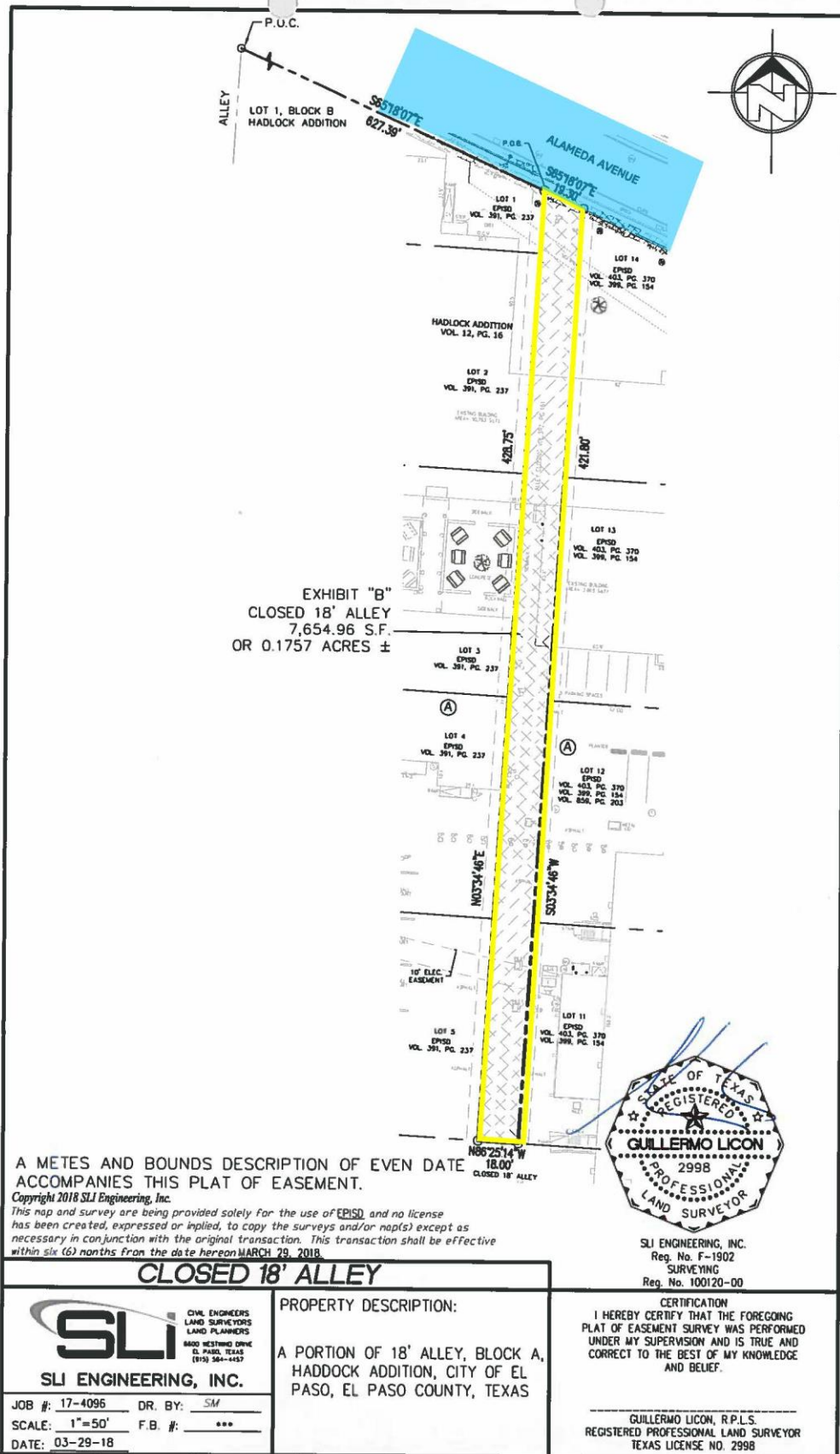
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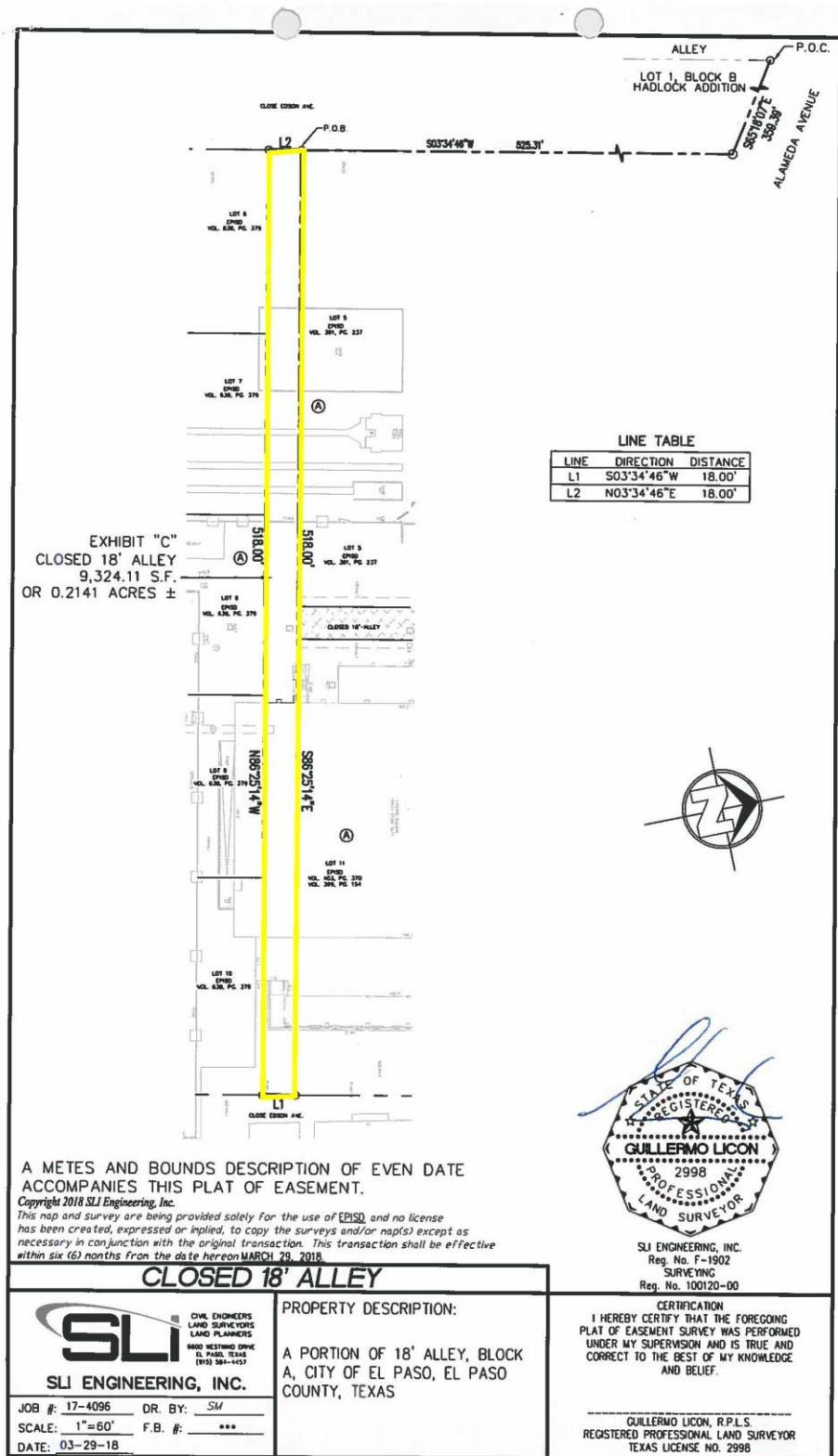
ATTACHMENTS:

1. Survey
2. Metes and Bounds survey
3. Application
4. Department Comments

ATTACHMENT 1







ATTACHMENT 2

PROPERTY DESCRIPTION EXHIBIT "A" CLOSED STREET

Property Description: A portion of Edson Ave. n/k/a Fullan St., between Lots 1,2, and 3, Block A and Lots 1 and 2, Block B, Hadlock Addition, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at the northwest corner of Lot 1, Block B, same being the southerly right-of-way line of Alameda Avenue, Thence, leaving said northwest corner and along southerly right-of-way line, South 65° 18' 07" East, a distance of 295.07 feet to the TRUE POINT OF BEGINNING of this metes and bounds description;

THENCE, along said southerly right-of-way line, South 65° 18' 07" East, a distance of 295.07 feet to a point for a boundary corner;

THENCE, leaving said southerly right-of-way line, South 03° 34' 46" West, a distance of 174.68 feet to a point for a boundary corner;

THENCE, North 86° 25' 14" West, a distance of 60.00 feet to a point for a boundary corner;

THENCE, North 03° 34' 46" East, a distance of 197.85 feet back to the TRUE POINT OF BEGINNING of this description.

Said parcel of land containing 0.2566 of an acre (11,175.77 sq. ft.) of land, more or less.

SLI ENGINEERING, INC.
Consulting Engineers - Land Surveyors


Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998

March 29, 2018
Job# 17-4096
M&B/



**PROPERTY DESCRIPTION
EXHIBIT "B"
CLOSED 18' ALLEY**

Property Description: A portion of 18 foot alley in Block A, Hadlock Addition, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at the northwest corner of Lot 1, Block B, same being the southerly right-of-way line of Alameda Avenue, Thence, leaving said northwest corner and along southerly right-of-way line, South 65° 18' 07" East, a distance of 627.39 feet to the TRUE POINT OF BEGINNING of this metes and bounds description;

THENCE, along said southerly right-of-way line, South 65° 18' 07" East, a distance of 19.30 feet to a point for a boundary corner;

THENCE, leaving said southerly right-of-way line, South 03° 34' 46" West, a distance of 421.80 feet to a point for a boundary corner;

THENCE, North 86° 25' 14" West, a distance of 18.00 feet to a point for a boundary corner;

THENCE, North 03° 34' 46" East, a distance of 197.85 feet back to the TRUE POINT OF BEGINNING of this description.

Said parcel of land containing 0.1757 of an acre (7,654.96 sq. ft.) of land, more or less.

SLI ENGINEERING, INC.
Consulting Engineers - Land Surveyors


Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998



March 29, 2018
Job# 17-4096
M&B/

**PROPERTY DESCRIPTION
EXHIBIT "C"
CLOSED 18' ALLEY**

Property Description: A portion of 18 foot alley in Block A, Hadlock Addition, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at the northwest corner of Lot 1, Block B, same being the southerly right-of-way line of Alameda Avenue, Thence, leaving said northwest corner and along southerly right-of-way line, South 65° 18' 07" East, a distance of 359.39 feet to a point, THENCE, leaving said southerly right-of-way line, South 03° 34' 46" West, a distance of 525.31 feet to a point and the TRUE POINT OF BEGINNING of this metes and bounds description;

THENCE, South 86° 25' 14" East, a distance of 518.00 feet to a point for a boundary corner;

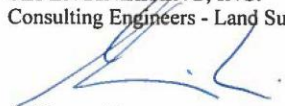
THENCE, South 03° 34' 46" West, a distance of 18.00 feet to a point for a boundary corner;

THENCE, North 86° 25' 14" West, a distance of 518.00 feet to a point for a boundary corner;

THENCE, North 03° 34' 46" East, a distance of 18.00 feet back to the TRUE POINT OF BEGINNING of this description.

Said parcel of land containing 0.2141 of an acre (9,324.11 sq. ft.) of land, more or less.

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Consulting Engineers - Land Surveyors


Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998



March 29, 2018
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ATTACHMENT 3




CITY OF EL PASO, TEXAS
APPLICATION FOR VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: 4-10-2018

File No. SURW18-00001

1. APPLICANTS NAME EPISD
ADDRESS 6531 Boeing Dr. ZIP CODE 79925 TELEPHONE 915 584 4457
2. Request is hereby made to vacate the following: (check one)
Street ☒ Alley ☒ Easement ☐ Other ☐
Street Name(s) Edson Subdivision Name Hadlock
Abutting Blocks B Abutting Lots 1,2,3
3. Reason for vacation request: Improvements to the existing school, Right Of Ways have been used since
4. Surface Improvements located in subject property to be vacated:
None ☐ Paving ☒ Curb & Gutter ☒ Power Lines/Poles ☐ Fences/Walls ☐ Structures ☐ Other ☐
5. Underground Improvements located in the existing rights-of-way:
None ☐ Telephone ☐ Electric ☐ Gas ☐ Water ☐ Sewer ☐ Storm Drain ☐ Other ☐
6. Future use of the vacated right-of-way:
Yards ☐ Parking ☒ Expand Building Area ☐ Replat with abutting Land ☐ Other ☐
7. Related Applications which are pending (give name or file number):
Zoning ☐ Board of Adjustment ☐ Subdivision ☐ Building Permits ☐ Other ☐
8. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

| Signature | Legal Description | Telephone |
|---|---|-----------|
|  | Lots 1,2,3, Block A and lots 1, 2 Block B | |
| | Block A Hadlock Addition | |

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Vacation. I/We further understand that the fee, if the Vacation is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

**Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: 

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 4

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer/Engineer shall address the following comments:

- The property owner shall provide an amended metes and bounds survey that includes the name of the subdivision.
- The property owner shall provide an amended survey map that clearly labels each of the parcels requested for vacation.

PLANNING AND INSPECTIONS - LAND DEVELOPMENT

- EPW - Stormwater Engineering does not object to the subject request (vacation of alley or street); however, the historic stormwater hydrologic response must be maintained throughout the ROWs (they must be free of obstructions from surface run-off).
- Verify School Address.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

No objections.

EL PASO FIRE DEPARTMENT

No objections.

EL PASO ELECTRIC

Requests an additional 5' wide easement along the easterly portion of Fullan street.

TEXAS GAS SERVICE

Requests a 10' wide easement on the westerly portion of Fullan Street.

AT&T

Will not require an easement since the building will be demolished. However, coordination between the owner and AT&T will be required to see how the line fiber will be relocated.

CHARTER SPECTRUM

We have reviewed your request for the above referenced alley, and Charter Communications hereby grants the abandonment of Hadlock Street and alley ways located near Southeast area of S Fullan St and Almeda Ave, El Paso, TX. Charter Communications retains the right of access to any remaining partial or full utility easements on the property for the purpose of future construction or maintenance of existing facilities.

EPWATER

We have reviewed the above referenced proposed alley vacations and provide the following comments:

EPWater does not object to this request. As long as a thirty (30) foot wide PSB Easement is retained along the western portion of Edson Avenue (now known as Fullan Street) to accommodate the existing public water and sanitary sewer mains, Exhibit A.

The existing sanitary sewer main along Exhibit C 3 will become a private main.

There are existing water mains, sanitary sewer mains and meters along the proposed street and alley vacations. The mains are further described below.

Water

Along Fullan Street south of Alameda Avenue there is an existing six (6) inch diameter water main. The alignment of this main continues south and ingresses unto the Jefferson High School property.

Along Dunne Street east of Hadlock Street there is an existing eight (8) inch diameter water main. The alignment of this main continues east and ingresses unto the Jefferson High School property.

Within the western portion of Hadlock Addition there is an existing El Paso Water Well Site (Well No. 18). This site is located immediately east of the 30-foot wide Alley and north of Dunne Street. (Hadlock Addition Plat Map depicts this 30 foot wide Alley located west and parallel to the westernmost boundary line of Hadlock Addition).

Reclaimed Water

Along Dunne Street east of Hadlock Street there is an existing eight (8) inch diameter reclaimed water (non-potable not for human consumption) main. The alignment of this main continues east and ingresses unto the Jefferson High School property. Records depict the dead-end point at approximately 110 feet east of Hadlock Place.

Sanitary Sewer

Along Fullan Street south of Alameda Avenue there is an existing eight (8) inch diameter sanitary sewer main. As per EPWater Records this main dead-ends approximately 330 feet south of Alameda Avenue.

As per EPWater Records, within the Jefferson High School (Jefferson H. S.) property there is an existing eight (8) inch diameter sanitary sewer main aligned in a north-south direction located east of the Jefferson H. S. gymnasium building.

EPWater Records, further describe a fifteen (15) inch diameter sanitary sewer main transecting the Jefferson H. S. property originating at Alameda Avenue to the Franklin Canal. EPWater Records depict a portion of this main located west of the Jefferson H. S. gymnasium building; the size of this portion of main is eighteen (18) inches in diameter. EPWater Records cannot confirm if the described mains are located along either of the eighteen (18) foot wide alleys that extend in north-south alignments described within Block "A" of the Hadlock Addition plat map.

EPWater Records describe another sanitary sewer main discharging unto the main located west of the gymnasium; this main is aligned in a west to east direction. EPWater Records cannot confirm if this main is located within the eighteen (18) foot wide alley aligned in an east-to-west direction described within Block "A" of the Hadlock Addition plat map.

There are two (2) eight (8) inch diameter sanitary sewer mains located east and west of the described 15-inch main. EPWater Records describe the alignments of these mains as following the alignment of Edson Avenue portrayed by the Hadlock Addition plat map.

General

The El Paso Water Utilities will assist with the location of water and sanitary sewer mains in the field. As of May 01, 2000 the El Paso Water Utilities ceased receiving telephone requests to field locate our water and sanitary sewer mains. Please call the TEXAS EXCAVATION SAFETY SYSTEM (DIG TESS) at 1-800-344-8377.

SUN METRO:

No comments received.

911:

No comments received.